

PARK MEADOWS VILLAGE HOMEOWNERS ASSOCIATION INC
 B A L A N C E S H E E T
 April 2019

	OPERATING	RESERVE	TOTAL
CURRENT ASSETS			
1015 UNION BANK - CHECKING - PRIMARY	30,846.31		30,846.31
1065 UNION BANK - MM - RESERVE		60,296.86	60,296.86
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	30,846.31	60,296.86	91,143.17
ACCOUNTS RECEIVABLE			
1210 ASSESSMENTS	1,096.70		1,096.70
1220 SPECIAL ASSESSMENT - RESERVES		965.70	965.70
1281 DUE FROM RESERVE TO OPERATING	31,059.78		31,059.78
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	32,156.48	965.70	33,122.18
PREPAID ASSETS			
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	0.00	0.00	0.00
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TOTAL ASSETS	<u>63,002.79</u>	<u>61,262.56</u>	<u>124,265.35</u>

PARK MEADOWS VILLAGE HOMEOWNERS ASSOCIATION INC
 B A L A N C E S H E E T
 April 2019

	OPERATING	RESERVE	TOTAL
CURRENT LIABILITIES			
2010	ACCOUNTS PAYABLE	20,539.73	20,539.73
2011	ACCOUNTS PAYABLE - PREVIOUS MANAGEMENT	995.00	995.00
2013	ACCOUNTS PAYABLE - RESERVE	31,059.78	31,059.78
2020	ACCRUED ESTIMATED EXPENSES	1,541.67	1,541.67
2130	PREPAID ASSESSMENTS	3,566.37	3,566.37
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	26,642.77	31,059.78	57,702.55
RESTRICTED EQUITY - RESERVES			
2215	RESERVES - INTEREST	39.26	39.26
2255	RESERVES - PAVING	7,333.36	7,333.36
2275	RESERVES - CAPITAL IMPROVEMENTS	60,719.55	60,719.55
2288	RESERVES - POOL RESURFACING	4,970.00	4,970.00
SPENT FROM RESERVES			
2422	RESERVES - BALCONIES	(11,799.61)	(11,799.61)
2500	RESERVES - LANDSCAPING	(29,126.03)	(29,126.03)
2550	RESERVES - IRRIGATION	(1,933.75)	(1,933.75)
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	0.00	30,202.78	30,202.78
OPERATING EQUITY			
2650	PRIOR YEAR SURPLUS (DEFICIT)	48,567.82	48,567.82
2670	CURRENT YEAR SURPLUS (DEFICIT)	(12,207.80)	(12,207.80)
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	36,360.02	0.00	36,360.02
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	TOTAL LIABILITIES & EQUITY	63,002.79	61,262.56
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		63,002.79	124,265.35

PARK MEADOWS VILLAGE HOMEOWNERS ASSOCIATION INC
 REVENUE & EXPENSE BUDGET COMPARISON REPORT
 APRIL 2019

	CURRENT PERIOD	MONTHLY BUDGET	MONTHLY VARIANCE	4 MONTH PERIOD	Y-T-D BUDGET	Y-T-D VARIANCE	ANNUAL BUDGET
INCOME							
4020 ASSESSMENTS - MONTHLY	13,950.00	13,950.00	0.00	55,800.00	55,800.00	0.00	167,400
4060 LATE CHARGES	11.27	0.00	11.27	66.46	0.00	66.46	0
4340 INTEREST - RESERVES	10.39	0.00	10.39	39.26	0.00	39.26	0
4350 INTEREST ALLOC TO RESERVES	- 10.39	0.00	- 10.39	- 39.26	0.00	- 39.26	0
4370 INTEREST CHARGED - SPECIAL ASSESSMENT	- 77.15	0.00	- 77.15	7.63	0.00	7.63	0
4371 INTEREST CHARGED ALLOC TO SPECIAL ASSMNT	77.15	0.00	77.15	- 7.63	0.00	- 7.63	0
4970	13,961.27	13,950.00	11.27	55,866.46	55,800.00	66.46	167,400
4980 TOTAL INCOME	13,961.27	13,950.00	11.27	55,866.46	55,800.00	66.46	167,400
EXPENSES							
BUILDING MAINTENANCE							
5010 BUILDING MAINTENANCE	782.50	315.00	467.50	6,020.94	1,260.00	4,760.94	3,780
5020 ROOF REPAIRS	0.00	83.33	- 83.33	0.00	333.36	-333.36	1,000
5040 EXTERIOR REPAIRS	0.00	458.33	-458.33	0.00	1,833.36	-1,833.36	5,500
5060 PLUMBING REPAIRS	140.00	125.00	15.00	1,615.00	500.00	1,115.00	1,500
5250 EXTERIOR PEST CONTROL	0.00	33.33	- 33.33	0.00	133.36	-133.36	400
5605 LIGHT BULBS AND FIXTURES	0.00	125.00	-125.00	0.00	500.00	-500.00	1,500
5610 GUTTER REPAIR	0.00	166.67	-166.67	0.00	666.64	-666.64	2,000
5799	922.50	1,306.66	-384.16	7,635.94	5,226.72	2,409.22	15,680

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 REVENUE & EXPENSE BUDGET COMPARISON REPORT
 APRIL 2019

	CURRENT PERIOD	MONTHLY BUDGET	MONTHLY VARIANCE	4 MONTH PERIOD	Y-T-D BUDGET	Y-T-D VARIANCE	ANNUAL BUDGET
GROUNDS MAINTENANCE							
6040 CONTRACTED LAWN SERVICE	1,750.00	1,312.50	437.50	3,738.00	5,250.00	-1,512.00	15,750
6120 IRRIGATION MAINTENANCE & REPAIR	0.00	416.67	-416.67	1,933.75	1,666.64	267.11	5,000
6201 TREES/SOD/PLANTS	4,000.00	500.00	3,500.00	4,000.00	2,000.00	2,000.00	6,000
6202 LANDSCAPING	0.00	541.67	-541.67	1,426.25	2,166.64	-740.39	6,500
6353 SNOW SERVICES	11,342.75	666.67	10,676.08	13,893.25	2,666.64	11,226.61	8,000
6599	17,092.75	3,437.51	13,655.24	24,991.25	13,749.92	11,241.33	41,250
POOL/CLUBHOUSE EXPENSE							
7040 CONTRACTED POOL SERVICE	550.00	275.00	275.00	1,650.00	1,100.00	550.00	3,300
7045 POOL REPAIR	0.00	208.33	-208.33	0.00	833.36	-833.36	2,500
7070 POOL HEATING (GAS)	0.00	125.00	-125.00	0.00	500.00	-500.00	1,500
7899	550.00	608.33	- 58.33	1,650.00	2,433.36	-783.36	7,300
UTILITIES							
7910 ELECTRIC	159.37	100.00	59.37	232.73	400.00	-167.27	1,200
7920 WATER/SEWER	-299.60	1,541.67	-1,841.27	4,071.58	6,166.64	-2,095.06	18,500
7940 TRASH REMOVAL	485.93	425.42	60.51	1,993.25	1,701.64	291.61	5,105
7950 CABLE SERVICE	636.11	605.00	31.11	2,524.44	2,420.00	104.44	7,260
7999	981.81	2,672.09	-1,690.28	8,822.00	10,688.28	-1,866.28	32,065

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 APRIL 2019

	CURRENT PERIOD	MONTHLY BUDGET	MONTHLY VARIANCE	4 MONTH PERIOD	Y-T-D BUDGET	Y-T-D VARIANCE	ANNUAL BUDGET
ADMINISTRATIVE							
8020 MANAGEMENT FEE	600.00	600.00	0.00	2,400.00	2,400.00	0.00	7,200
8024 MANAGEMENT	161.25	333.33	-172.08	176.25	1,333.36	-1,157.11	4,000
8040 POSTAGE	36.70	25.00	11.70	83.37	100.00	-16.63	300
8060 COPIES/PRINTING/SUPPLIES	297.33	83.33	214.00	618.53	333.36	285.17	1,000
8080 CPA SERVICES	0.00	28.75	-28.75	0.00	115.00	-115.00	345
8081 ACCOUNTING SERVICES	0.00	0.00	0.00	315.00	0.00	315.00	0
8100 LEGAL EXPENSE	0.00	83.33	-83.33	0.00	333.36	-333.36	1,000
8190 MISCELLANEOUS	0.00	62.50	-62.50	0.00	250.00	-250.00	750
8335 RESERVE ANALYSIS FUND	0.00	208.33	-208.33	0.00	833.36	-833.36	2,500
8390 ANNUAL CORPORATE REPORT	0.00	8.33	-8.33	0.00	33.36	-33.36	100
8479	1,095.28	1,432.90	-337.62	3,593.15	5,731.80	-2,138.65	17,195
INSURANCE							
8481 PROPERTY INSURANCE	4,403.20	1,833.33	2,569.87	10,745.20	7,333.36	3,411.84	22,000
8499	4,403.20	1,833.33	2,569.87	10,745.20	7,333.36	3,411.84	22,000
BUDGETED TRANSFERS TO RESERVE FUND							
9155 PAVING	333.33	333.33	0.00	1,333.36	1,333.36	0.00	4,000
9175 CAPITAL IMPROVEMENTS	2,083.33	2,083.33	0.00	8,333.36	8,333.36	0.00	25,000
9188 POOL RESURFACING	242.50	242.50	0.00	970.00	970.00	0.00	2,910
9299	2,659.16	2,659.16	0.00	10,636.72	10,636.72	0.00	31,910

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 APRIL 2019

	CURRENT PERIOD	MONTHLY BUDGET	MONTHLY VARIANCE	4 MONTH PERIOD	Y-T-D BUDGET	Y-T-D VARIANCE	ANNUAL BUDGET
9980 TOTAL EXPENSES	27,704.70	13,949.98	13,754.72	68,074.26	55,800.16	12,274.10	167,400
9990 GAIN (LOSS)	<u>(13,743.43)</u>	<u>0.02</u>	<u>13,743.45</u>	<u>(12,207.80)</u>	<u>(0.16)</u>	<u>12,207.64</u>	<u>0</u>